

## Ground Floor



MISREPRESENTATION ACT 1967.

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**Wright Marshall**  
Estate Agents

**FLAT 2 PARK LODGE, 3 PARK ROAD, BUXTON,  
DERBYSHIRE SK17 6SG**

**OFFERS IN THE REGION OF £147,500**



**SOLD WITHIN 24 HOURS - SIMILAR PROPERTIES WANTED.** A spacious GROUND FLOOR APARTMENT situated within a popular location WITHIN WALKING DISTANCE OF BUXTON. In need of a degree of modernisation and comprising; entrance hallway, lounge, fitted kitchen, TWO GOOD SIZED BEDROOMS (master with en-suite) and fitted bathroom. Externally there is off road parking and communal gardens. Early viewing highly recommended.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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DESCRIPTION

A well presented GROUND FLOOR APARTMENT situated within a popular location WITHIN WALKING DISTANCE OF BUXTON. The apartment is offered for sale with NO ONWARD CHAIN and comprises; entrance hallway, lounge, fitted kitchen, TWO GOOD SIZED BEDROOMS (master with en-suite) and fitted bathroom. Externally there is off road parking and communal gardens.

COMMUNAL ENTRANCE HALL

Located at the back of the building and allowing access to just two apartments.

ENTRANCE HALL

Entrance door, wood effect flooring, storage heater, security intercom system, airing cupboard with hot water cylinder.

LOUNGE

Two double glazed sash windows, storage heater.



FITTED KITCHEN

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, fitted fridge/freezer, fitted dishwasher, double glazed sash window, extractor fan.



BEDROOM ONE

Double glazed sash bay window, storage heater, walk in storage cupboard, door to;



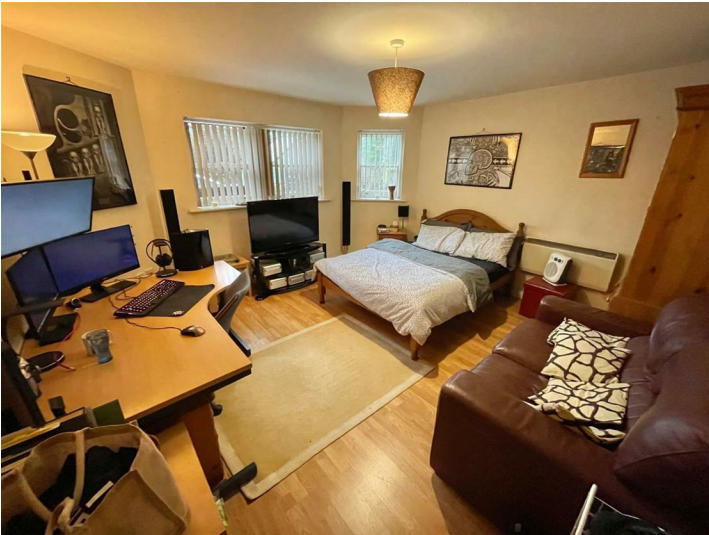
EN-SUITE

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, part tiled walls, extractor fan.



BEDROOM TWO

Double glazed sash window.



FITTED BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, tiled flooring, extractor fan.



EXTERNALLY

The building provides ample off road parking for residents together with pleasant communal gardens overlooking the church grounds.

